

To Let



Hanley

Unit 216, The Potteries Shopping Centre

839 sq ft (77.95 sq m)

Rent on Application

Location & Description:

- The Potteries is the dominant shopping destination in the Stoke on Trent region, providing over 500,000 sq ft of retail and leisure space with large multi-storey car park.
- The Centre is anchored by Primark, Next and H&M along with a Cineworld multiplex cinema and associated restaurant offer.
- The unit is located on the Upper Mall with neighbouring occupiers including H&M, WH Smith, Next and HMV.

Demise:

Ground Floor 839 sq ft (77.95 sq m)

Rent:

Available upon request.

Lease:

A new lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – D.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £32,000.

Date Prepared:

June 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Gary Crompton

07554 402314

gary@barkerproudlove.co.uk

Simon Colley

07966 181708

simon@barkerproudlove.co.uk

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk

Joint Agent:

BWD

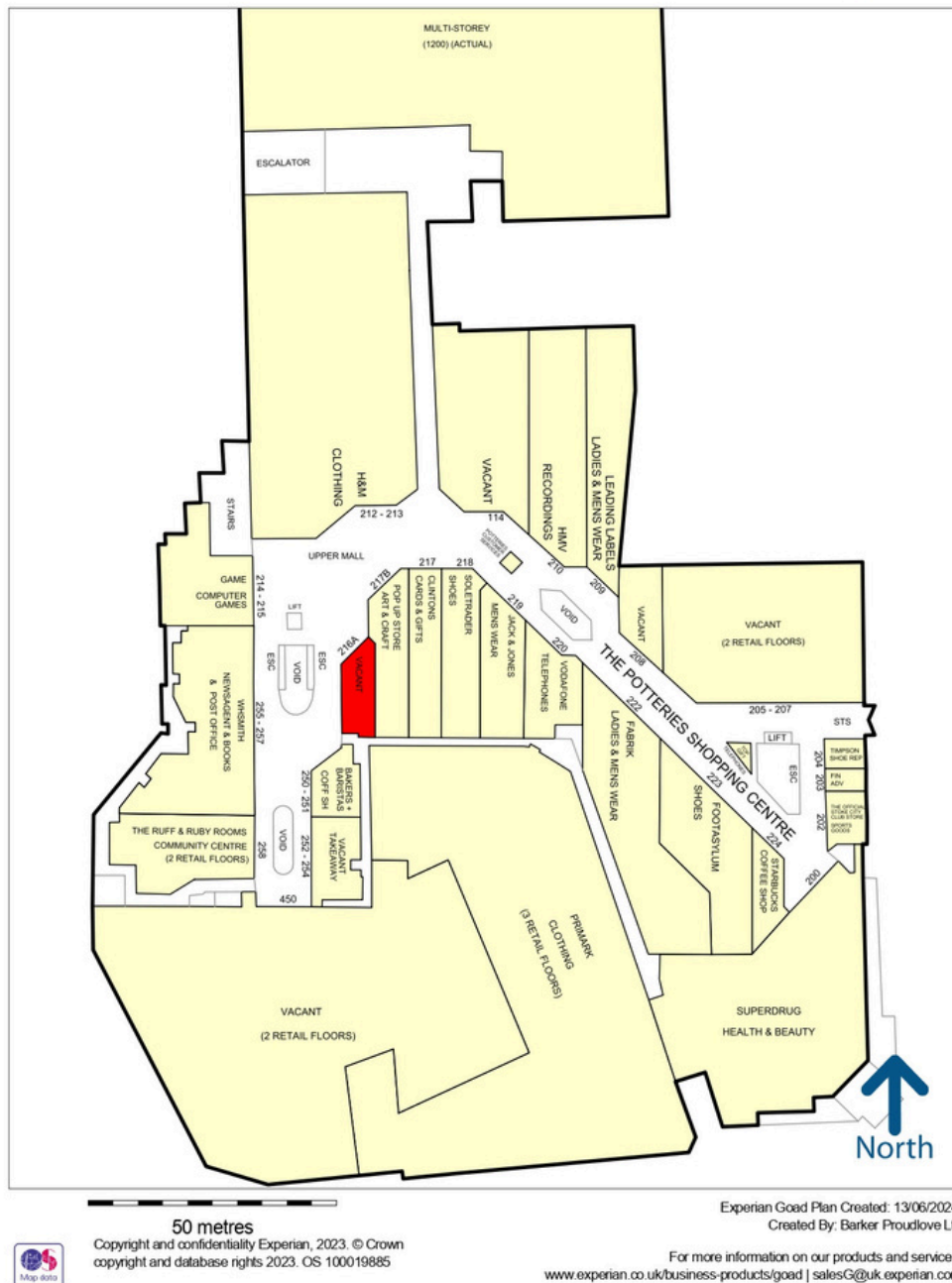
Richard Bidwell

07747 534357

rbidwell@bwdretail.co.uk



Stoke-on-Trent - City Centre
(Hanley)



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.